Case No. 21PD034

Legal Description:

Lot 41 of Woodridge Subdivision, located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
From: Gary Dow dow57man@yahoo.com
Subject: Gary and Dana Dow Request for Approval Deck Design 300 Square Feet Addition Under Cantilever - No Increase to footprint.
Date: May 12, 2021 at 12:56:54 PM
To: Chad Sherrill chad.woodridgehoa@yahoo.com, Michael Stanley mikes@stanleydesigngroup.com

Chad and Mike,

Dana and I enjoy living in Woodridge and plan on investing in our town home. We explored buying or building new in Rapid and landed on improving our current home and I look forward to living in Woodridge for many years to come but the kids are growing at a rapid rate and my business and home office needs have grown as well leading us to capitalize on the footprint we have available to us.

The original upper deck is decaying and must be redesigned and completely rebuilt, we have cleared our property to accommodate a retaining wall (with proper drainage), a ground level deck and landing to join the upper and lower level deck as well as a enclosed living space below the cantilevered second floor. I had the property surveyed and staked and have adjusted the design to maintain city protocol for proper setbacks. The entire plan will be submitted for building permits on the architecture committee approves of the initial sketch.

I will comply with supplying progress plans and sending copies of applicable permits as required by the committee. If you would like to stop by and see the plan the space and the impact of our design first hand just let me know and I will be happy to walk through the plan with you.

I will follow up with a survey in a few minutes.

Thanks so much for your consideration.

Gary and Dana Dow
REVISED - Sept 15th, 2021

Written Statement for project Scope;

Residents: Gary Dow and Dana Dow / Proposal for major amendment to Woodridge HOA

Address: 1190 Parkwood LOT 41 – Please see plat for survey and position of retaining wall design.

There are three components to the project

**#1.0 Retaining Wall** – (Please see engineered drawings attached – designed by Olsen Performance Team)

Retaining wall will enhance property and enable the owners to utilize the back-yard portion of the property by building an outdoor living space. Photos and property lines attached of existing examples in Woodridge where retaining walls have been constructed on the common ground and personal property lines. As indicated in the plat revision I am requesting a 2.0’ - foot set back along the NORTH (N79°51’19 E) property line. As indicated in the plat I am requesting 2.5’ Set back on the East (N10°10’20’W) property line and 2.5’ set back along the WEST (N10°08’41 W) property line for the retaining wall in lieu of established setback guidelines in the original planned community notes.

**#2.0 Deck** (two levels ground – transition landing and replace existing upper deck - Deck is 26'- 8” x 13’- 6” – Please see drawings of the deck design as well as an indication of the deck in the plat.

**#3.0 Concrete slab and two room addition** under cantilevered portion of existing home. Slab and room are approximately 300 Square feet of indoor living space (Please see floor plan)

Gary R Dow – 605-484-5866

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